

Company Registration No. 09327381 (England and Wales)

**OOPIE PROPERTY INVESTMENTS LIMITED  
ABBREVIATED UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2016**



**OOPIE PROPERTY INVESTMENTS LIMITED**  
**ABBREVIATED BALANCE SHEET**  
**AS AT 30 SEPTEMBER 2016**

	Notes	2016 £	2015 £
<b>Fixed assets</b>			
Tangible assets	2	1,513,277	1,513,277
<b>Current assets</b>			
Debtors		106,233	83,571
Cash at bank and in hand		42,281	5,480
		<u>148,514</u>	<u>89,051</u>
<b>Creditors: amounts falling due within one year</b>		<u>(17,580)</u>	<u>(9,300)</u>
<b>Net current assets</b>		<u>130,934</u>	<u>79,751</u>
<b>Total assets less current liabilities</b>		<u>1,644,211</u>	<u>1,593,028</u>
<b>Creditors: amounts falling due after more than one year</b>		<u>(1,779,216)</u>	<u>(1,768,248)</u>
<b>Net liabilities</b>		<u>(135,005)</u>	<u>(175,220)</u>
<b>Capital and reserves</b>			
Called up share capital	3	100	100
Profit and loss account		(135,105)	(175,320)
<b>Total shareholders' funds</b>		<u>(135,005)</u>	<u>(175,220)</u>

For the year ending 30 September 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Approved by the board on

 23.6.17  
Mr M R Calvert  
Director

Company Registration No. 09327381

**OOPIE PROPERTY INVESTMENTS LIMITED  
NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2016**

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**1 Accounting policies**

***Basis of preparation***

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

***Going concern***

The financial statements have been prepared on a going concern basis. The company is supported through loans. The directors have received assurances that the loan facilities will continue to be available for at least the next 5 years. The directors have assessed the balance sheet and note that the business has net liabilities of £135,005. After making enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence and to meet its financial obligations as they fall due for at least 12 months from the date of signing these financial statements. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

***Turnover***

Turnover represents the value, net of VAT and discounts, of goods provided to customers and work carried out in respect of services provided to customers.

***Tangible fixed assets policy***

Investment properties are revalued annually. Surpluses or deficits on individual properties are transferred to the investment revaluation reserve, except that a deficit which is expected to be permanent and which is in excess of any previously recognised surplus over cost relating to the same property, or the reversal of such a deficit, is charged (or credited) to the profit and loss account. Depreciation is not provided in respect of freehold investment properties, or in respect of leasehold investment properties where the unexpired term of the lease is more than 20 years. The directors consider this accounting policy, which represents a departure from the statutory accounting rules, to be necessary to provide a true and fair view.

Tangible fixed assets are stated at cost or valuation net of depreciation and provision for impairment. Depreciation is provided on all tangible fixed assets, other than investment properties and freehold land at rates calculated to write off the cost or valuation, less estimated residual value, of each asset on a straight line basis over its expected useful life.

***Taxation***

Current tax, including UK corporation tax, is provided at amounts expected to be paid (or recovered) using the rates and laws that have been enacted or substantially enacted by the balance sheet date.

Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the company's accounts. Deferred tax is provided in full on timing differences which result in an obligation to pay more (or less) tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws.

Deferred tax is not provided on timing differences arising from the revaluation of fixed assets where there is no commitment to sell the asset.

Deferred tax assets and liabilities are not discounted.

**OOPIE PROPERTY INVESTMENTS LIMITED**  
**NOTES TO THE ABBREVIATED ACCOUNTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2016**

**2 Tangible fixed assets**

**Cost**

At 1 October 2015

£

1,513,277

At 30 September 2016

1,513,277

**Depreciation**

At 30 September 2016

**Net book value**

At 30 September 2016

1,513,277

At 30 September 2015

1,513,277

**3 Share capital**

**2016**

**2015**

£

£

Allotted, called up and fully paid:

40 A Ordinary shares of £1 each

40

40

40 B Ordinary shares of £1 each

40

40

20 C Ordinary shares of £1 each

20

20

100

100

**Company Registration No. 09327381 (England and Wales)**

**OOPIE PROPERTY INVESTMENTS LIMITED  
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2016**

**OOPIE PROPERTY INVESTMENTS LIMITED**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
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**OOPIE PROPERTY INVESTMENTS LIMITED  
COMPANY INFORMATION  
FOR THE YEAR ENDED 30 SEPTEMBER 2016**

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<b>Directors</b>	Ms J V Billington Mr M R Calvert
<b>Secretary</b>	Ms J V Billington
<b>Company Number</b>	09327381 (England and Wales)
<b>Registered Office</b>	4th floor Clarendon House Victoria Avenue Harrogate North Yorkshire HG1 1JD
<b>Accountants</b>	Deloitte LLP One Trinity Gardens Broad Chare Newcastle upon Tyne NE1 2HF

**OOPIE PROPERTY INVESTMENTS LIMITED**  
**(COMPANY NO: 09327381 ENGLAND AND WALES)**  
**DIRECTORS' REPORT**

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The directors present their report and accounts for the year ended 30 September 2016.

**Principal activity**

The principal activity of the company is the letting of investment property. The comparative period is 10 months from 25 November 2014 to 30 September 2015.

The directors have assessed the balance sheet and note that the business has net liabilities of £135,005. The company is supported through loans. The directors have received assurances that the loan facilities will continue to be available for at least the next 5 years. After making enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence and to meet its financial obligations as they fall due for at least 12 months from the date of signing these financial statements. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

**Directors**

The following directors held office during the whole of the period:

Ms J V Billington  
Mr M R Calvert

**Statement of directors' responsibilities**

The directors are responsible for preparing the report and accounts in accordance with applicable law and regulations.

Company law requires the directors to prepare accounts for each financial year. Under that law, the directors have elected to prepare the accounts in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the accounts unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these accounts, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Small company provisions**

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Signed on behalf of the board of directors



23.6.17

Mr M R Calvert  
Director

Approved by the board on:



## **OOPIE PROPERTY INVESTMENTS LIMITED ACCOUNTANTS' REPORT**

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### **Accountants' report to the board of directors of Oopie Property Investments Limited on the preparation of the unaudited statutory accounts for the year ended 30 September 2016**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Oopie Property Investments Limited for the year ended 30 September 2016 as set out on pages 6 - 10 from the company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of Directors of Oopie Property Investments Limited, as a body, in accordance with the terms of our engagement letter dated 6 August 2015. Our work has been undertaken solely to prepare for your approval the accounts of Oopie Property Investments Limited and state those matters that we have agreed to state to them, as a body, in this report. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Oopie Property Investments Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Oopie Property Investments Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Oopie Property Investments Limited. You consider that Oopie Property Investments Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Oopie Property Investments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

Deloitte LLP

One Trinity Gardens  
Broad Chare  
Newcastle upon Tyne  
NE1 2HF

27 June 2017

**OOPIE PROPERTY INVESTMENTS LIMITED**  
**PROFIT AND LOSS ACCOUNT**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2016**

	Notes	2016 £	2015 £
Turnover		159,655	60,872
Administrative expenses		(25,065)	(205,444)
<b>Operating profit/(loss)</b>		<u>134,590</u>	<u>(144,572)</u>
Interest payable		(94,375)	(30,748)
<b>Profit/(loss) on ordinary activities before taxation</b>		<u>40,215</u>	<u>(175,320)</u>
Tax on profit on ordinary activities		-	-
<b>Profit/(loss) for the year</b>		<u><u>40,215</u></u>	<u><u>(175,320)</u></u>

**OOPIE PROPERTY INVESTMENTS LIMITED**  
**BALANCE SHEET**  
**AS AT 30 SEPTEMBER 2016**


	Notes	2016 £	2015 £
<b>Fixed assets</b>			
Tangible assets	2	1,513,277	1,513,277
<b>Current assets</b>			
Debtors	3	106,233	83,571
Cash at bank and in hand		42,281	5,480
		<u>148,514</u>	<u>89,051</u>
<b>Creditors: amounts falling due within one year</b>	4	(17,580)	(9,300)
<b>Net current assets</b>		<u>130,934</u>	<u>79,751</u>
<b>Total assets less current liabilities</b>		<u>1,644,211</u>	<u>1,593,028</u>
<b>Creditors: amounts falling due after more than one year</b>	5	(1,779,216)	(1,768,248)
<b>Net liabilities</b>		<u>(135,005)</u>	<u>(175,220)</u>
<b>Capital and reserves</b>			
Called up share capital	6	100	100
Profit and loss account	7	(135,105)	(175,320)
<b>Total shareholders' funds</b>		<u>(135,005)</u>	<u>(175,220)</u>

For the year ending 30 September 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

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 23.6.17  
Mr M R Calvert  
Director

Company Registration No. 09327381

**OOPIE PROPERTY INVESTMENTS LIMITED**  
**NOTES TO THE ACCOUNTS**  
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**OOPIE PROPERTY INVESTMENTS LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2016**

**7 Profit and loss account**

	£
At 1 October 2015	(175,320)
Profit for the year	40,215
At 30 September 2016	<u>(135,105)</u>

**8 Transactions with directors**

	Brought Forward £	Advance/ credit £	Repaid £	Carried Forward £
Mr M R Calvert				
Unsecured and interest free loan	9,300	13,680	5,400	17,580
	<u>9,300</u>	<u>13,680</u>	<u>5,400</u>	<u>17,580</u>

The loan outstanding of £17,580 (2015: £9,300) to Mr M R Calvert, a director of the company, is included within creditors at the year end. The loan is unsecured and interest free. The maximum owed during the year was £17,580 (2015: £9,300).

The number of directors in the company throughout the year was 2 (2015: 2) and there were no other employees (2015: none). The total aggregate directors remuneration for the year was nil (2015: nil).

**9 Related party transactions**

	2016 £	2015 £
An unsecured loan was outstanding to the Calvert Trust, a trust of one of the directors, of £1,524,016 (2015: £1,518,248) at the year-end and is included in creditors. The loan accrues interest at 5% and is payable quarterly in arrears. The total interest charged for the year was £74,375 (2015: £30,748).		
Amount due to related party	<u>(1,524,016)</u>	<u>(1,518,248)</u>
During the year, Oopie Property Investments Limited paid rent of £23,892 (2015: £23,892) on behalf of Oopie Limited, a company with the same ultimate controlling party. The balance owed at the year end was £47,784 (2015: £23,892) and is included in other debtors.		
Amount due from related party	<u>47,784</u>	<u>23,892</u>

**10 Ultimate controlling party**

The directors consider Mr M R Calvert to be the ultimate controlling party by virtue of his shareholding.